

## Burlington Planning Commission

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## PUBLIC HEARING NOTICE

### ***Burlington Comprehensive Development Ordinance*** **ZA-17-04 Neighborhood Activity Center- Cambrian Rise**

Pursuant to 24 V.S.A. §4441 and §4444, notice is hereby given of a public hearing by the Burlington Planning Commission to hear comments on the following proposed amendments to the City of Burlington's *Comprehensive Development Ordinance* (CDO). The public hearing will take place on **Tuesday, September 13, 2016** beginning at **7:00pm** in Conference Room 12, City Hall, 149 Church Street, Burlington, VT.

Pursuant to the requirements of 24 V.S.A. §4444(b):

**Statement of purpose:** This amendment is proposed to the Burlington CDO as follows:

**ZA-17-04:** This amendment is to facilitate the redevelopment of the former St. Josephs Orphanage/Burlington College property in a manner that is consistent with the results of a community planning process for the site that will advance many of the central goals and objectives found in the *Burlington Municipal Development Plan* regarding providing a greater diversity of housing choices, open space protection, and shoreland protection. This amendment creates a new neighborhood mixed-use district on North Avenue that will allow for a range of housing types and price levels to accommodate diverse ages and incomes with associated neighborhood oriented small-scale retail and service uses.

**Geographic areas affected:** the proposed amendments are applicable to the following areas in the City of Burlington:

- **ZA-17-04:** This amendment creates a new Neighborhood Activity Center-Cambrian Rise (NAC-CR), which applies to a portion of the former St. Joseph's Orphanage/Burlington College property fronting on North Avenue.

**List of section headings affected:**

- **ZA-17-04:** This amendment modifies "Section 4.3.1. Base Districts Established," "Section 4.4.2 Neighborhood Mixed Use Districts," "Table 4.4.2-1 Dimensional Standards and Density," "Section 4.4.2 (d) 1. Ground Floor Residential Uses Restricted," and "Table 9.1.9-1 Inclusionary Zoning Percentages;" adds the NAC-CR to Maps 4.3.1-1, 4.4.2-1, and 8.1.3.-1; removes the area of the NAC-CR from Maps 4.4.5-1 and 4.4.5-2; and adds the district to "Appendix A- Use Table."

**The full text** of the *Burlington Comprehensive Development Ordinance* and the proposed amendment is available for review at the Department of Planning and Zoning, City Hall, 149 Church Street, Burlington Monday through Friday 8:00 a.m. to 4:30 p.m. or on the department's website at [www.burlingtonvt.gov/pz](http://www.burlingtonvt.gov/pz).